

# City of Fort Lauderdale

*City Hall  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301  
www.fortlauderdale.gov*



## Meeting Minutes

**Tuesday, April 17, 2018**

**2:30 PM**

**OR AS SOON THEREAFTER AS POSSIBLE  
City Commission Conference Room**

## **COMMUNITY REDEVELOPMENT AGENCY BOARD**

***FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY BOARD OF  
COMMISSIONERS***

***DEAN J. TRANTALIS - Chair  
BEN SORENSEN - Vice Chair  
HEATHER MORAITIS - Commissioner - District I  
STEVEN GLASSMAN - Commissioner - District II  
ROBERT L. McKINZIE - Commissioner - District III***

***LEE R. FELDMAN, Executive Director  
JOHN HERBST, City Auditor  
JEFFREY A. MODARELLI, Secretary  
ALAIN E. BOILEAU, Interim General Counsel***

## CALL TO ORDER

Chair Trantalis called the Community Redevelopment Agency (CRA) Board Meeting to order at 8:34 p.m.

## ROLL CALL

**Present** 5 - Commissioner Heather Moraitis, Commissioner Steven Glassman, Commissioner Robert L. McKinzie, Vice Chair Ben Sorensen, and Chair Dean J. Trantalis

## QUORUM ESTABLISHED

**Also Present:** Executive Director Lee R. Feldman, Secretary Jeffrey A. Modarelli, Interim General Counsel Alain Boileau, City Auditor John Herbst, and Sergeant at Arms Kenneth Giles

**No e-comments were submitted for this meeting.**

## ANNOUNCEMENTS

Secretary Jeffrey Modarelli announced the following revision to the Consent Agenda:

CM-1 - Revision to page two of the Board Agenda Memo;

Secretary Modarelli noted that CM-2 relates to Commission Regular Agenda Item PH-1;

Executive Director Lee Feldman requested item CR-2 be continued to the May 1, 2018 Community Redevelopment Agency (CRA) Board Meeting;

Commissioner McKinzie made a motion to pull item CR-2 from the Consent Agenda and defer this item until May 1, 2017 and was seconded by Vice Chair Sorensen.

## APPROVED

**Aye:** 5 - Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie, Vice Chair Sorensen and Chair Trantalis

## CONSENT AGENDA PUBLIC COMMENT

## CONSENT AGENDA

### CONSENT MOTION

**CM-1**    [18-0003](#)    Motion to Approve an Award of a Commercial Façade Improvement Program Incentive in the Amount of \$125,000 and a Property and Business Improvement Program Incentive in the Amount of \$225,000 to Dale's Properties - 300 W Sunrise LLC for the Retail Center Renovation at 300 W Sunrise Blvd; and Authorizing the Executive Director to Execute the Development Agreements and Any and All Other Documents or Instruments Necessary or Incidental to Consummation of the Transaction

In response to Commissioner Glassman's inquiry regarding the purpose for the language change, Executive Director Feldman explained that City Auditor John Herbst requested clarification. City Auditor Herbst clarified the language change.

Commissioner McKinzie made a motion to approve this item and was seconded by Commissioner Glassman.

**APPROVED**

**Aye:** 5 - Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie, Vice Chair Sorensen and Chair Trantalis

**CM-2**    [18-0313](#)    Motion Recommending Approval of Amendments to the Fort Lauderdale Middle River - South Middle River - Sunrise Boulevard Community Redevelopment Plan

Commissioner McKinzie made a motion to approve this item and was seconded by Commissioner Glassman.

**APPROVED**

**Aye:** 5 - Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie, Vice Chair Sorensen and Chair Trantalis

### CONSENT RESOLUTION

**CR-1**    [18-0192](#)    Resolution to Approve Proposed Modification to Northwest-Progresso-Flagler Heights Community Redevelopment Area Incentive Programs

Commissioner Glassman commented on his concern about raising the threshold for Staff approval to \$100,000, commenting that he concurs with the current \$50,000 threshold. Chair Trantalis commented that

thresholds bypass the CRA Advisory Board.

Chair Trantalis recognized D'Wayne Spence, Esq., Manager of the Northwest Progresso Flagler Heights (NWPFH) CRA. Mr. Spence explained that this item relates to revitalizing industrial areas in the NWPFH CRA. He explained that the review process includes a review by the Department of Sustainable Development and is an initiative to include associated streetscape and landscape projects (Projects). These Projects increase costs and corresponding application timelines can take up to four months for approval. Questions and comments ensued on shortening the timeline/process.

Chair Trantalis noted the importance of a system of checks and balances, recommending that these items go before the NWPFH CRA Advisory Board. Mr. Spence discussed the NWPFH CRA's recommended changes to allow their review as noted in Exhibit 4.

Commissioner McKinzie commented on the current lengthy timelines, the need to complete all aspects of a project in a time sensitive manner and the recommendation to allow a Call-Up by the NWPFH CRA for these types of Projects. Mr. Spence read the language in Exhibit 4. Commissioner McKinzie noted that this Resolution can be revisited in the future should it become necessary.

Commissioner Glassman commented on the need for specificity regarding Call-Up by the NWPFH CRA. Discussion ensued on necessary modifications to language in Exhibit 4. Chair Trantalis requested a detailed Call-Up Provision in Exhibit 4. Mr. Spence confirmed. The Call-Up language for additional review by the NWPFH CRA Advisory Board will be modified to include a 30-day timeline from the date Notice of Intent is given to the NWPFH CRA Board or no sooner than the next NWPFH CRA Advisory Board Meeting. Mr. Spence confirmed.

In response to Commissioner McKinzie, Mr. Spence noted his confidence in this modified process, stating the Call-Up Provision meets the concerns of an increased threshold amount and the need to expedite Projects.

Chair Trantalis recognized Charles King, 105 N. Victoria Park Road. Mr. King commented on his concern regarding the increased threshold and review by the NWPFH CRA Advisory Board. Commissioner McKinzie commented on his confidence in the current NWPFH CRA Advisory Board.

Commissioner Glassman introduced this Resolution as amended which was read by title only.

**ADOPTED AS AMENDED**

**Aye:** 5 - Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie, Vice Chair Sorensen and Chair Trantalis

**CR-2**    [18-0424](#)

Resolution Authorizing the Disposition of Property - 835 NW 3rd Street (Parcel ID 5042-10-12-0720) to 220145 LLC; and Authorizing the Executive Director to Execute the Purchase Contract and Any and All Other Documents or Instruments Necessary or Incidental to the Consummation of the Transaction

As noted in earlier in the meeting, Executive Director Lee Feldman requested item CR-2 be continued to the May 1, 2018 Community Redevelopment Agency (CRA) Board Meeting;

Commissioner McKinzie made a motion to defer this item until May 1, 2018 and was seconded by Vice Chair Sorensen.

**DEFERRED to May 1, 2018**

**Aye:** 5 - Commissioner Moraitis, Commissioner Glassman, Commissioner McKinzie, Vice Chair Sorensen and Chair Trantalis

**ADJOURNMENT**

Chair Trantalis adjourned the Community Redevelopment Agency Board Board Meeting of April 17, 2018 at 8:49 p.m

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Dean J. Trantalis  
Chair

ATTEST:

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Jeffrey A. Modarelli  
CRA Secretary